

TREE PROTECTION NOTES

1. Tree branches that will interfere with construction equipment shall be properly pruned *prior* to beginning construction. Pruning shall be as approved by the City and shall comply with City approved practices.
2. A protective fence shall be placed at the dripline of the existing trees during the entire construction period. No work shall occur within the dripline except under the direct supervision of a certified arborist approved by the City.
3. Soil compaction and grading shall be avoided under the dripline of the trees. Maintain a positive drainage away from tree trunk. Irrigation shall be avoided under native oak trees.
4. No storage of materials or equipment shall occur within 25 feet of the dripline of the trees.
5. All roots 1" or larger that must be severed shall be cut manually to produce a clean cut and treated with a tree sealant. Boring, rather than trenching shall be required where it is unavoidable for piping to cross through the dripline of a tree.
6. Contractor shall be responsible for providing comparable replacement trees for any existing trees that are found by the City to be irreparably damaged due to construction activity.

CITY NOTES:

1. LOT AREA: 82,584 SQ.FT. = 100%
LANDSCAPE AREA: 10,008 SQ.FT. = 12.12%

PLANT LEGEND

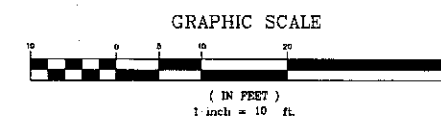
TREES:		SIZE:	COMMENTS:	QNTY:
ARB UNE	ARBUTUS UNEDO STRAWBERRY TREE	24" BOX	A/L4	2
ERI DEF	ERIOBOTRYA DEFLEXA BRONZE LOQUAT	24" BOX	A/L4	4
GIN BIL	GINKGO BILOBA 'AUTUMN GOLD' MAIDENHAIR TREE	24" BOX	A/L4	10
KOE PAN	KOELREUTERIA PANICULATA GOLDENRAIN TREE	24" BOX	A/L4	4
LAS IND	LAGERSTROEMIA INDICA 'TONTU' GRAPE MYRTLE	15 GAL.	A/L4	4
MAG GRA	MAGNOLIA GRANDIFLORA 'ST. MARY' ST. MARY'S MAGNOLIA	15 GAL.	A/L4	3
PYR CAL	PYRUS CALLERYANA 'REDSPIRE' REDSPIRE PEAR	24" BOX	A/L4	11
PYR KAW	PYRUS KAWAKAMII EVERGREEN PEAR	15 GAL.	A/L4	24
SHRUBS:		SIZE:	COMMENTS:	QNTY:
ABE GRA	ABELIA GRANDIFLORA ABELIA	5 GAL	B/L4	7
ANI BIG	ANIGOZANTHOS 'BIG RED' KANGAROO PAIN	1 GAL	B/L4	85
ASP DEN	ASPARAGUS DENSIFLORUS 'SPRENGERI' SPRENGER ASPARAGUS	1 GAL	B/L4	86
CAL VIM	CALLISTEMON VIMINALIS 'LITTLE JOHN' WEeping BOTTLEBRUSH	5 GAL	B/L4	8
CAN FIR	CANNA X GENERALIS 'FIREBIRD' CANNA	1 GAL	B/L4	40
HEM MON	HEMEROCALLIS X 'MOND' STARBURST RED EVERGREEN DAYLILY	1 GAL	B/L4	86
HEU AMB	HEUCHERA 'AMBER WAVES' CORAL BELLS	1 GAL	B/L4	106
LIM PER	LIMONIUM PEREZII SEA LAVENDER	1 GAL	B/L4	24
MAH AGU	MAHONIA AQUIFOLIUM OREGON GRAPE	1 GAL	B/L4	48
NAN DOM	NANDINA DOMESTICA 'IMPERIAL PRINCESS' HEAVENLY BAMBOO	5 GAL	B/L4	16
PHO BRO	PHORMIUM 'BRONZE BABY' NEW ZEALAND FLAX	5 GAL	B/L4	67
TEU LUC	TEUFRIDIUM X LUCIDRYS GERMANDER	1 GAL	B/L4	40
VINES:		SIZE:	COMMENTS:	QNTY:
DIS BUC	DISTICTIS BUCCINATORIA RED TRUMPET VINE	15 GAL	D/4	2
DIS LAX	DISTICTIS LAXIFLORA VANILLA TRUMPET VINE	15 GAL	D/4	2
DIS RIV	DISTICTIS 'RIVERS' SPRENGER ASPARAGUS	15 GAL	D/4	2
FIG PUM	FIGUS PUMILA CREEPING FIG	1 GAL	D/4	32

GROUNDCOVERS:

	SIZE:	COMMENTS:	QNTY:
CAMPANULA POSCHARSKYANA SERBIAN BELLFLOWER	1 GAL	B/C/L4 - 24" O.C.	551
HYPERICUM CALYCEINUM AARON'S BEARD	FLATS	B/C/L4 - 10" O.C.	37
PELARGONIUM PELTATUM 'RED' RED TRAILING GERANIUM	1 GAL	B/C/L4 - 24" O.C.	307
ROSMARINUS OFFICINALIS 'IRENE' ROSEMARY	1 GAL	B/C/L4 - 24" O.C.	526
TRACHELOSPERMUM JASMINOIDES STAR JASMINE	1 GAL	B/C/L4 - 24" O.C.	73

PLANTING NOTES

1. THESE NOTES ARE FOR GENERAL REFERENCE IN CONJUNCTION WITH, AND AS A SUPPLEMENT TO THE WRITTEN SPECIFICATIONS, DETAILS, ADDENDA AND CHANGE ORDERS ASSOCIATED WITH THE CONTRACT DOCUMENTS.
2. CONTRACTOR SHALL COORDINATE ALL WORK WITH OTHER TRADES PRIOR TO INSTALLATION.
3. CONTRACTOR SHALL BECOME FAMILIAR WITH THE LOCATION OF ALL EXISTING AND FUTURE UNDERGROUND SERVICES AND IMPROVEMENTS WHICH MAY CONFLICT WITH WORK TO BE DONE. CONTACT UNDERGROUND SERVICE ALERT (USA) AT (800) 642-2444 PRIOR TO DIGGING. NOTIFY OWNER'S REPRESENTATIVE IMMEDIATELY SHOULD CONFLICTS ARISE.
4. FINE GRADING, HEADERS AND IRRIGATION COVERAGE SHALL BE APPROVED BY OWNER'S REPRESENTATIVE PRIOR TO PLANTING OPERATIONS.
5. CONTRACTOR SHALL LAY OUT PLANT MATERIAL PER PLAN AND FACE TO GIVE BEST APPEARANCE OR RELATION TO ADJACENT PLANTS, STRUCTURES OR VIEWS. CONTRACTOR TO OBTAIN APPROVAL FROM OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION.
6. PLANT MATERIAL SHALL NOT BE INSTALLED IN AN AREA WHICH WILL CAUSE HARM TO ADJACENT STRUCTURES OR OBSTRUCT IRRIGATION SPRAY PATTERN. NOTIFY THE OWNER'S REPRESENTATIVE SHOULD CONFLICTS ARISE.
7. PRIOR TO PLANTING INSTALLATION, OBTAIN APPROVAL OF PLANT LAYOUT FROM OWNER'S REPRESENTATIVE. PLANT LOCATIONS ARE DIAGRAMMATIC AND MAY BE ADJUSTED IN THE FIELD AT THE OWNER'S REPRESENTATIVE'S REQUEST.
8. UNLESS OTHERWISE NOTED, FINISH GRADE OF PLANTING AREAS SHALL BE 2" BELOW ADJACENT PAVING. TAPER 2" DEPTH BARK MULCH TOP DRESSING TO 1/2" BELOW ADJACENT PAVING (1 1/2" DEPTH) WITHIN 2' OF PAVING.
9. GROUND COVERS SHALL BE PLANTED EVENLY AND CONTINUOUSLY UNDER TREE AND SHRUB MASSES.
10. ALL PLANTING AREAS SHALL RECEIVE A 2" MIN. DEPTH BARK MULCH TOP DRESSING.
11. ALL NEWLY PLANTED MATERIAL SHALL BE THOROUGHLY SOAKED WITH WATER WITHIN 3 HOURS OF PLANTING.
12. ALL EXISTING TREES, SHRUBS AND GROUND COVERS TO REMAIN SHALL BE PROTECTED. ANY DAMAGE CAUSED BY CONTRACTOR'S WORK OR NEGLIGENCE SHALL BE REPLACED OR REPAIRED AT THE CONTRACTOR'S EXPENSE TO THE SATISFACTION OF THE OWNER'S REPRESENTATIVE.
13. THIRTY DAYS AFTER PLANTING, CONTRACTOR SHALL RE-STAKE AND STRAIGHTEN TREES AS NECESSARY.
14. A TREE REMOVAL PERMIT IS REQUIRED PRIOR TO THE REMOVAL OF ANY TREE ON AN UNDEVELOPED LOT. REPLACEMENT TREES SHALL BE REQUIRED FOR ANY TREES REMOVED, AS DETERMINED BY THE CITY LANDSCAPE ARCHITECT.



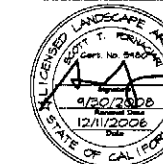
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28000 MISSION BOULEVARD
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PLANTING PLAN C
FOURTH FLOOR PLANTING

REvised PLANNING Schematic REVIEW SET

Date: 12/18/06 Job #: 2506

Scale: 1"=10'-0" Sketch #:

Drawn: SEW Check: STW

Drawing:

L3